

**Vermont Futures Plan
New 15 Bed Residential Treatment Program
Site Criteria**

The State of Vermont is soliciting potential sites for a new 15-bed residential treatment facility housing adults suffering from psychiatric illnesses.

Lot Size and Dimensional Characteristics

Acreage sufficient to meet local zoning and planning requirements when supporting a 25,000 square foot facility housing 25 patients in a secure treatment environment. The site shall also provide at least 40 parking spaces (or more where required by local zoning and planning requirements). Site shall also accommodate a relatively flat outdoor recreation area of at least 200 feet x 200 feet. The site shall provide adequate space for on site storm water retention for the surface area displaced by these development parcels. The site shall meet all local lot coverage ratio and buffer requirements and, at a minimum, shall provide no more than 25% coverage ratio and 100' buffers between the building and the site property lines. It is estimated that the minimum acceptable flat site will be at least 3.25 acres.

Site Physical Characteristics:

Slopes: The site shall provide three relatively flat (maximum 5% grade) development parcels; one 200 x 200 for a recreation area, one 260x260 for the building, and at least 12,000 sf of flat land at least 60' wide for parking.

Soils: Soils shall be well drained without rock or ledge outcroppings. 5 foot minimum to bedrock. 8 foot minimum to water table.

Frontage: The site shall have a minimum of 100' of frontage with good traffic turning site lines on a public road (or the frontage required by local ordinance, whichever is larger). Grades from this frontage to on-site parking will not exceed 7%.

Utilities Requirements :

Municipal water and sewer (preferred)
Electrical service (3 phase, 1,200 Amp)
Natural gas (desirable)
Telephone
Cable television
High Speed Internet

Zoning/Permitting:

The 25-bed Residential Treatment Facility must be either a use permitted by right, or as a conditionally permitted use.

Location

Site must be located within a 15 minute drive of an existing hospital emergency room or urgent care clinic and no more than 30 minute drive from an existing community based psychiatric outpatient service.

Neighborhood:

The listed must be located in a neighborhood that can be characterized as residential, institutional, rural, or a mixed use village center.

Construction Issues

The site shall be free of easements, encumbrances or protected existing buildings.